

TOWN OF ERIE
PLANNING COMMISSION AGENDA ITEM
April 1, 2026

SUBJECT: **PUBLIC HEARING: Spring Hill Preliminary Plat**
A Resolution of the Planning Commission of the Town of Erie
Recommending Approval of the Spring Hill Preliminary Plat with
Conditions

CODE REVIEW: Erie Municipal Code, Title 10

PURPOSE: Consideration of a Preliminary Plat to subdivide 300 acres into 632
residential lots and 49 tracts for future residential development.

DEPARTMENT: Planning and Development

PRESENTER: Harry Brennan, Senior Planner

STAFF RECOMMENDATION:

Staff finds the Spring Hill Preliminary Plat complies with the Approval Criteria and recommends the Planning Commission recommend approval of the Preliminary Plat, with the following condition: the Applicant shall make all necessary technical corrections as directed by staff prior to the public hearing on the Application by the Town Council.

ATTACHMENT(S):

1. Planning Commission Resolution
2. Staff Presentation
3. Staff Report
4. Applicant Presentation
5. Proposed Preliminary Plat
6. Parks and Open Space Exhibit
7. Application and Narrative
8. Additional Application Materials 1
9. Additional Application Materials 2
10. Additional Application Materials 3
11. Neighborhood Meeting Summaries
12. Public Notice Postings

Note - DRT Comments from all seven rounds of DRT review are available, here:
<https://portal.laserfiche.com/Portal/Browse.aspx?id=346530&repo=r-a69d230a>

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

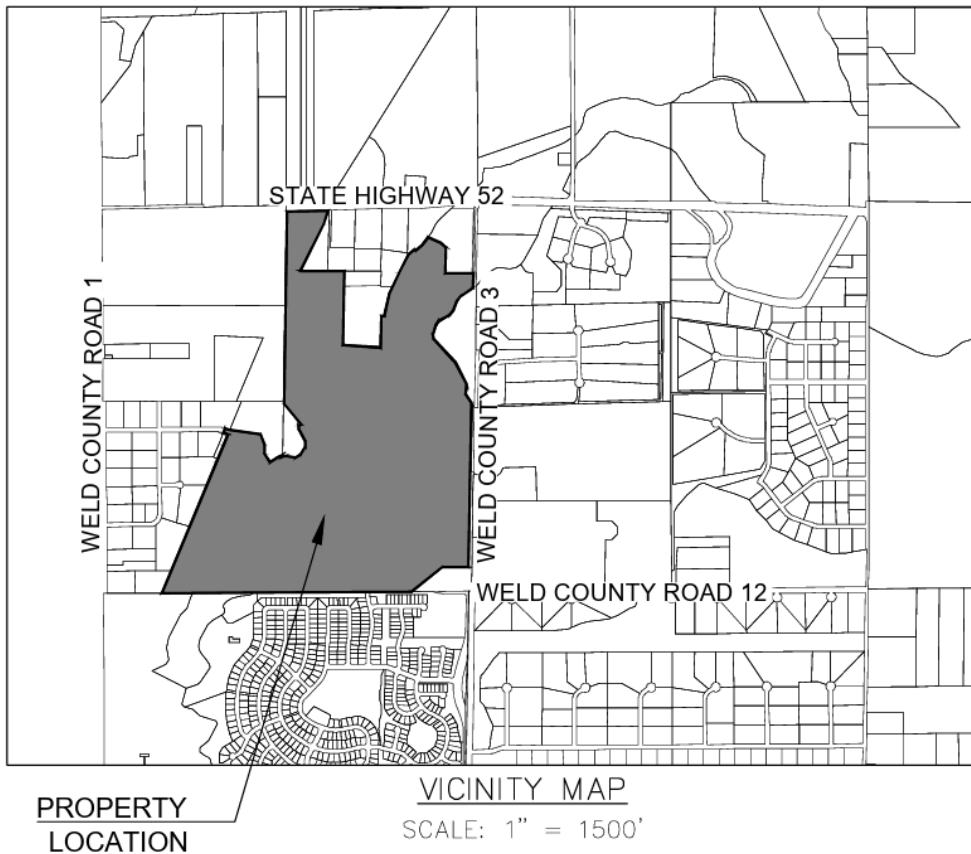
Applicant: ME, LLC
7353 South Alton Way
Centennial, CO 80112

Existing Conditions:

Zoning: Spring Hill Planned Development (PD)
Project Size: 300 Acres
Existing Use: Undeveloped/Agricultural
Future Land Use: Residential

Location Map:

Below is a map that depicts the site (shaded) and surrounding area:

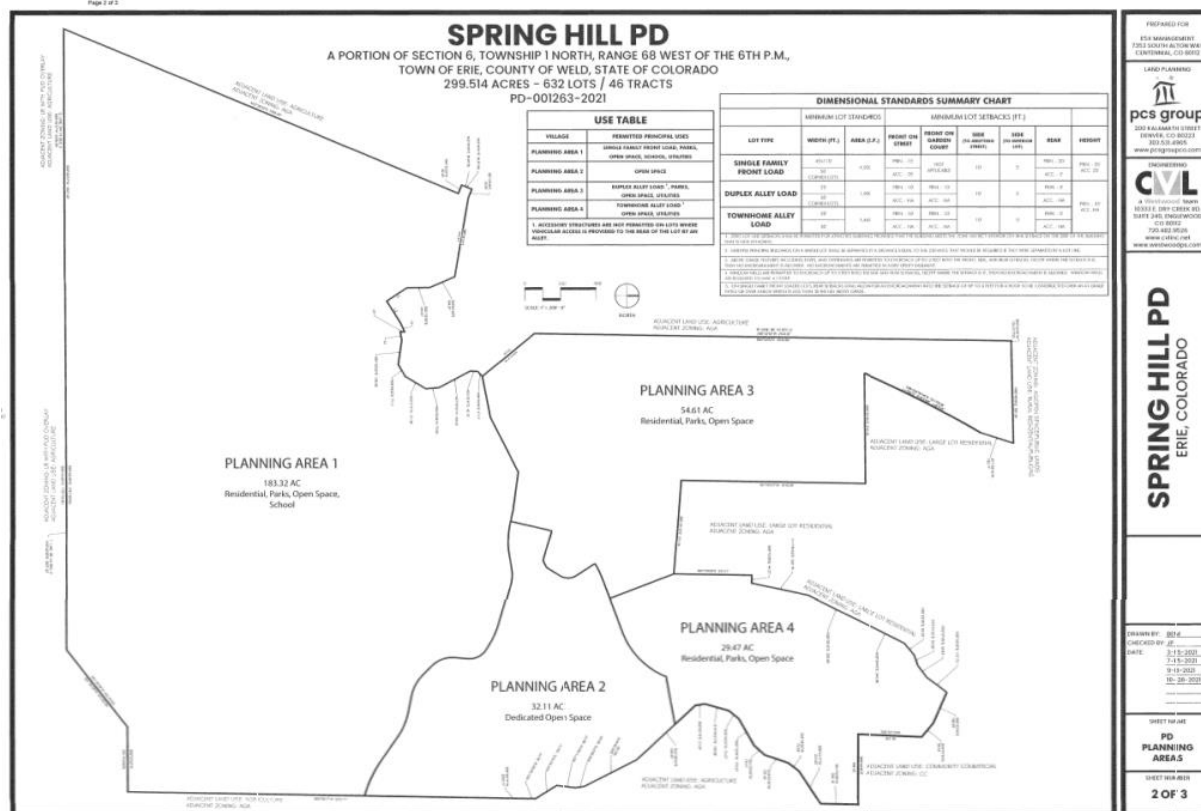


Adjacent Land-Use/Zoning:

	ZONING	LAND USE
NORTH	Unincorporated Boulder County; Public Lands & Institutions (PLI), Agriculture and Open Space (AG-OS)	Agriculture, Town water treatment facility
SOUTH	Low Density Residential (LR) & PUD Overlay	Morgan Hill Residential
EAST	Unincorporated Boulder County	Agriculture, Residential
WEST	Unincorporated Boulder County	Agriculture, Residential

Site History:

The Town annexed the Spring Hill area in 2013, originally zoning the property Low Density Residential (LR). The annexation agreement capped the total number of dwelling units for the Spring Hill area to be no more than 632. In 2019, the applicant completed a minor subdivision plat to divide the property into residential areas, a future open space area, and a commercial area at the corner of Highway 52 and Weld County Road 3. The commercial area is not a part of this preliminary plat. The Town approved a re-zoning in 2022 for the residential portions from LR to the Spring Hill Planned Development (PD). This PD created four planning areas that reflected the plan for open space, future school land dedication, and residential areas.



Future Required Applications:

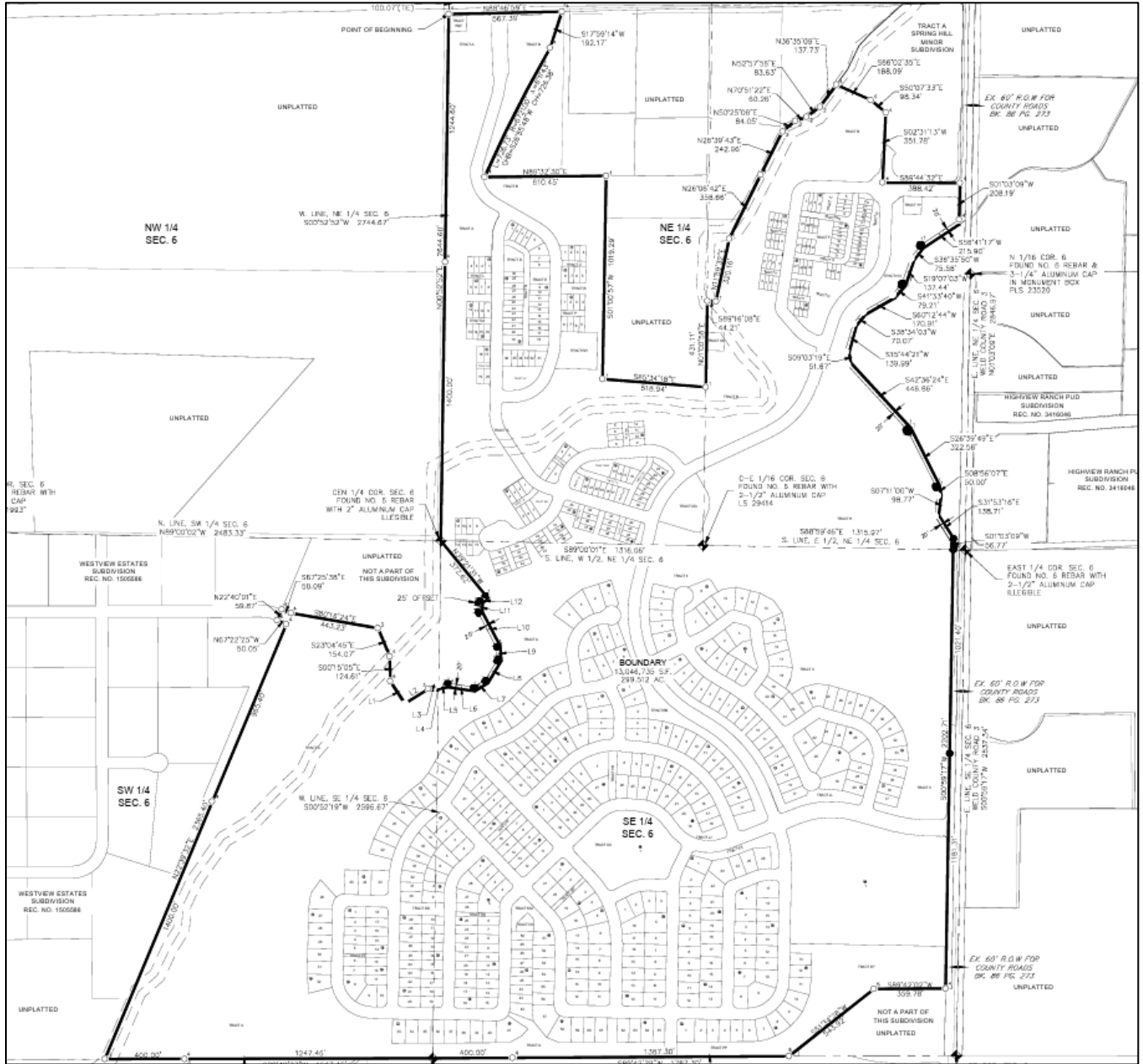
If approved, the next steps for development of the subject site will include a Development Agreement(s), and Final Plat(s) application that will be reviewed by staff with final acceptance by the Town Council. A Site Plan is also required for the townhome areas.

Proposed Preliminary Plat:

The applicant proposes a Preliminary Plat with 632 lots and for future residential development and 49 tracts. The applicant anticipates that these lots would develop with single family detached, duplex, and townhome residential units. The proposed tracts will accommodate public open space and parks, site drainage, private open spaces and alleys, utilities, and trails. The preliminary plat proposes access from Highway 52, and Weld County Road 3, as well as a connection to the existing Morgan Hill subdivision to the south.

Preliminary Plat Development Data:

Area	300 acres total
Number of Lots - Proposed	632 lots <ul style="list-style-type: none">• 414 SFD• 148 Duplex Lots• 70 Townhome Lots
Minimum Lot Size Permitted by Spring Hill PD	<ul style="list-style-type: none">• 4950 SF for SFD• 1900 SF for Duplex• 1460 SF for Townhomes
Gross Density	2.1 DU/Acre
Number of Tracts	49 tracts (166 acres)
Public Right-of-Way (ROW)	43.8 acres
Future School Site Dedication	10.66 acres
Public Open Space	35 acres
Total Open Space (Including Private)	162 acres

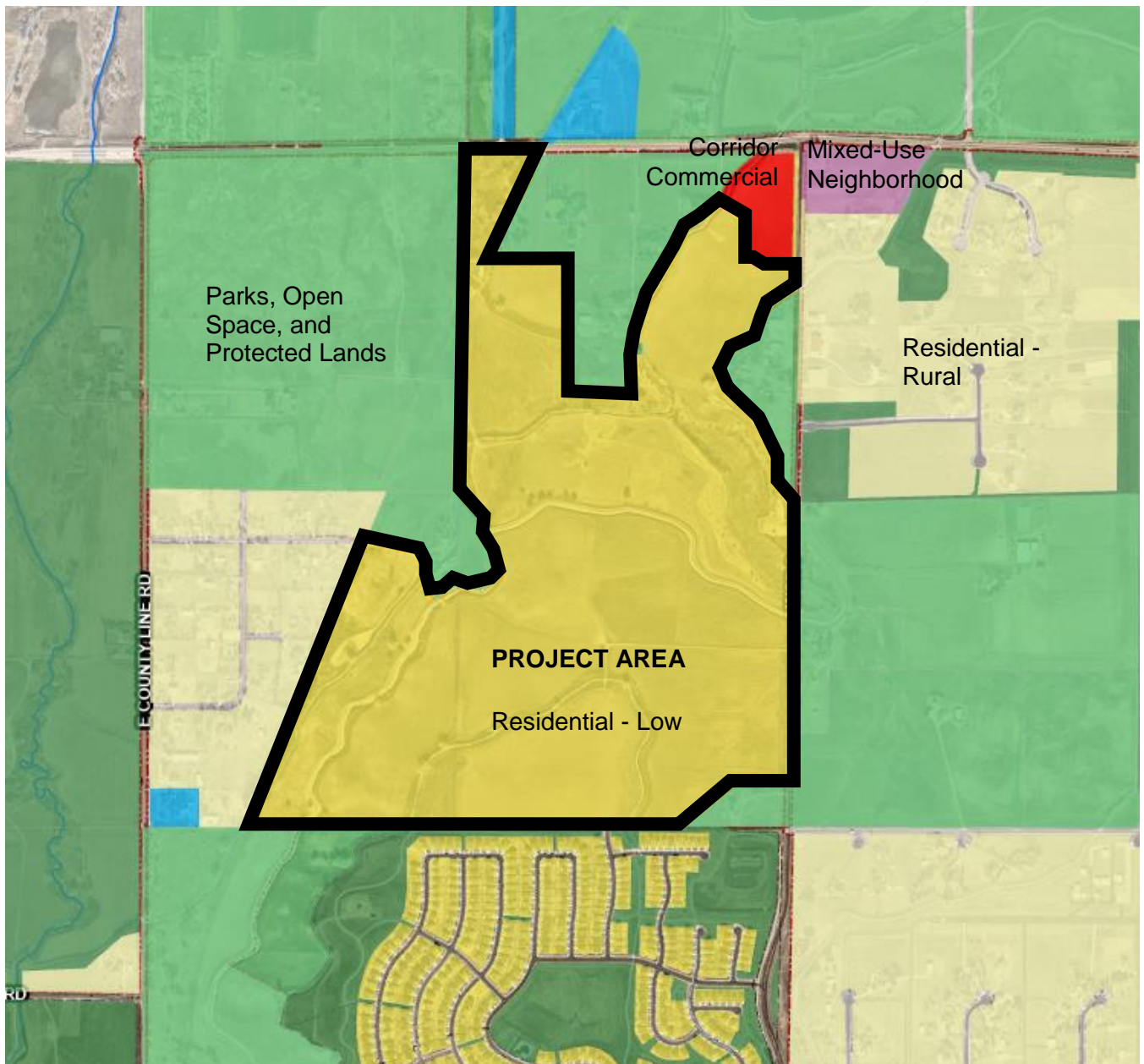


Compliance with Town of Erie Comprehensive Plan:

The Preliminary Plat application is in general compliance with the land use designations on the 2024 Comprehensive Plan Future Land Use Map. The Future Land Use Map designates this project area as Residential, Low which has a density of 2 to 8 dwelling units per acre. The overall gross density of the proposed Preliminary Plat is 2.1 dwellings per acre, which places it in a range consistent with the Comprehensive Plan. The subject site is outlined in black on the Future Land Use map, below.

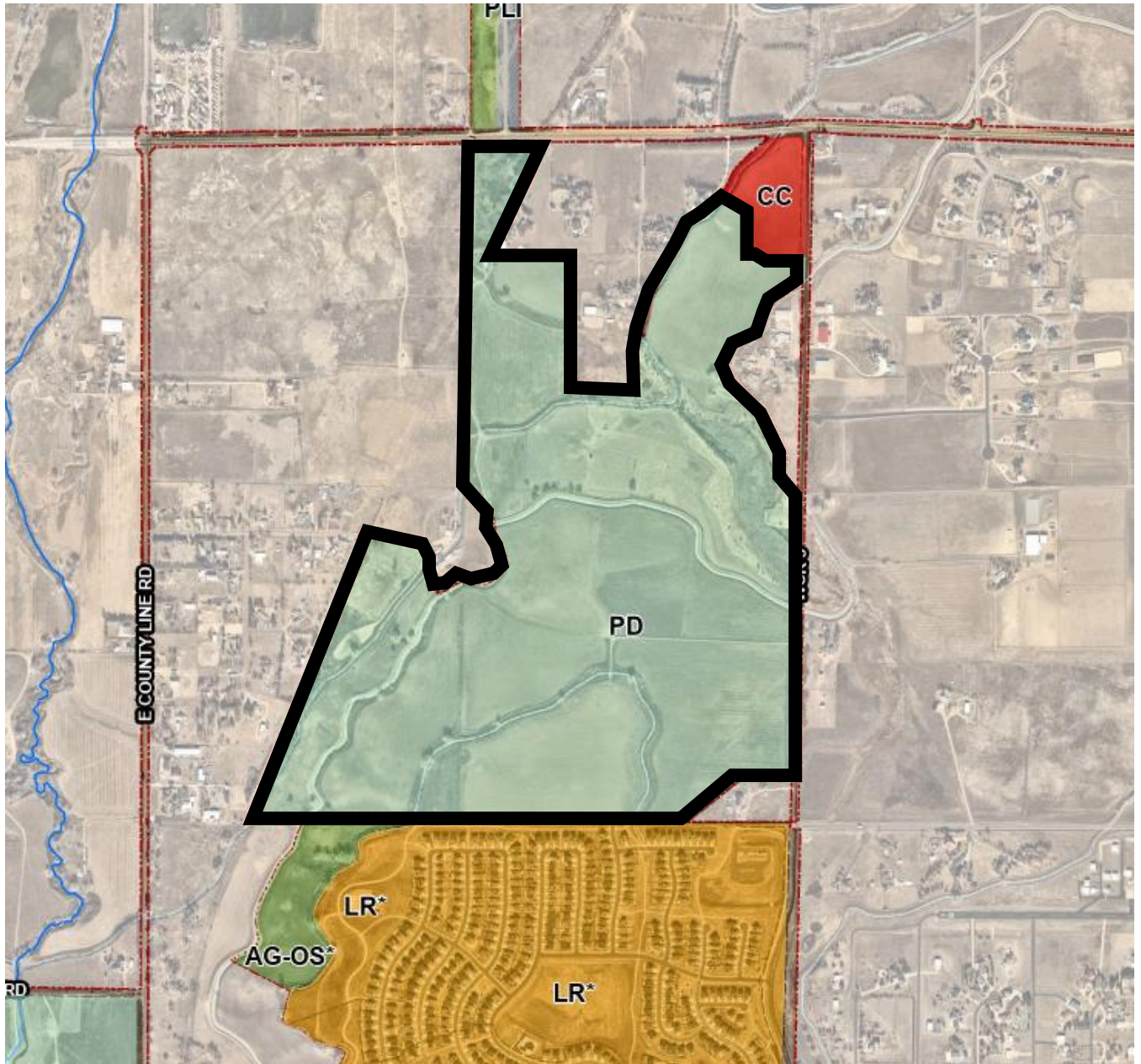
Overall, staff find that this application complies with the Comprehensive Plan, and aligns with the following policies:

- C.1.1 Encourage a variety of housing types in neighborhoods to provide a more diverse selection of lifestyles and housing pricing for Erie residents.
- C.5.1 Ensure new development meets Comprehensive Plan vision, priorities, and resource management.
- L.1.2 Connect the community through a network of public and private parks, open space, greenways, and trails.
- L.3.1 Promote the adaptability of neighborhoods to meet the needs of the changing community.
- H.1.2 Increase housing options.



Compliance with Town of Erie Zoning Map:

The subject property is zoned Spring Hill PD. The property is outlined in black on the zoning map below. Staff find that this application is consistent with PD zoning. The proposed lots will comply with the minimum lot size, lot width, and other development standards in the PD. Staff evaluated the lot layout in relation to the dimensional standards (setbacks, etc.) and find that the lots are configured in a way that will allow compliance with the standards.



Access/Roadways:

The applicant submitted a Traffic Impact Study with the Preliminary Plat application materials and has provided an update to the study with recent traffic counts. The Study evaluated levels of service for nearby major intersections and the contribution to traffic volume by the proposed Spring Hill development. New traffic improvements are needed and expected to accommodate the anticipated traffic volumes. These recommended traffic improvements will be specified in the Development Agreement(s) included with the forthcoming Final Plat(s) and will include the improvements listed below. Additionally, the Town will continue to evaluate levels of service with future land use applications in the Spring Hill development to determine any necessary additional improvements.

Major Intersections

- Highway 52 & Future Connection (Boysenberry Trail)
 - The new intersection at Highway 52 with Boysenberry Trail and the access driveway to the water treatment facility may require a traffic signal to provide adequate levels of service. Coordination with CDOT and the Town will be required at time of Final Plat to determine whether and when a traffic signal is required.
- Highway 52 & WCR3
 - This intersection is currently stop sign controlled. This intersection is planned to be rebuilt as a two-lane roundabout.
- Additional WCR3 Intersections
 - Currently the proposed intersections on WCR3 are expected to operate at acceptable levels of service with stop sign control.

Internal Street Network

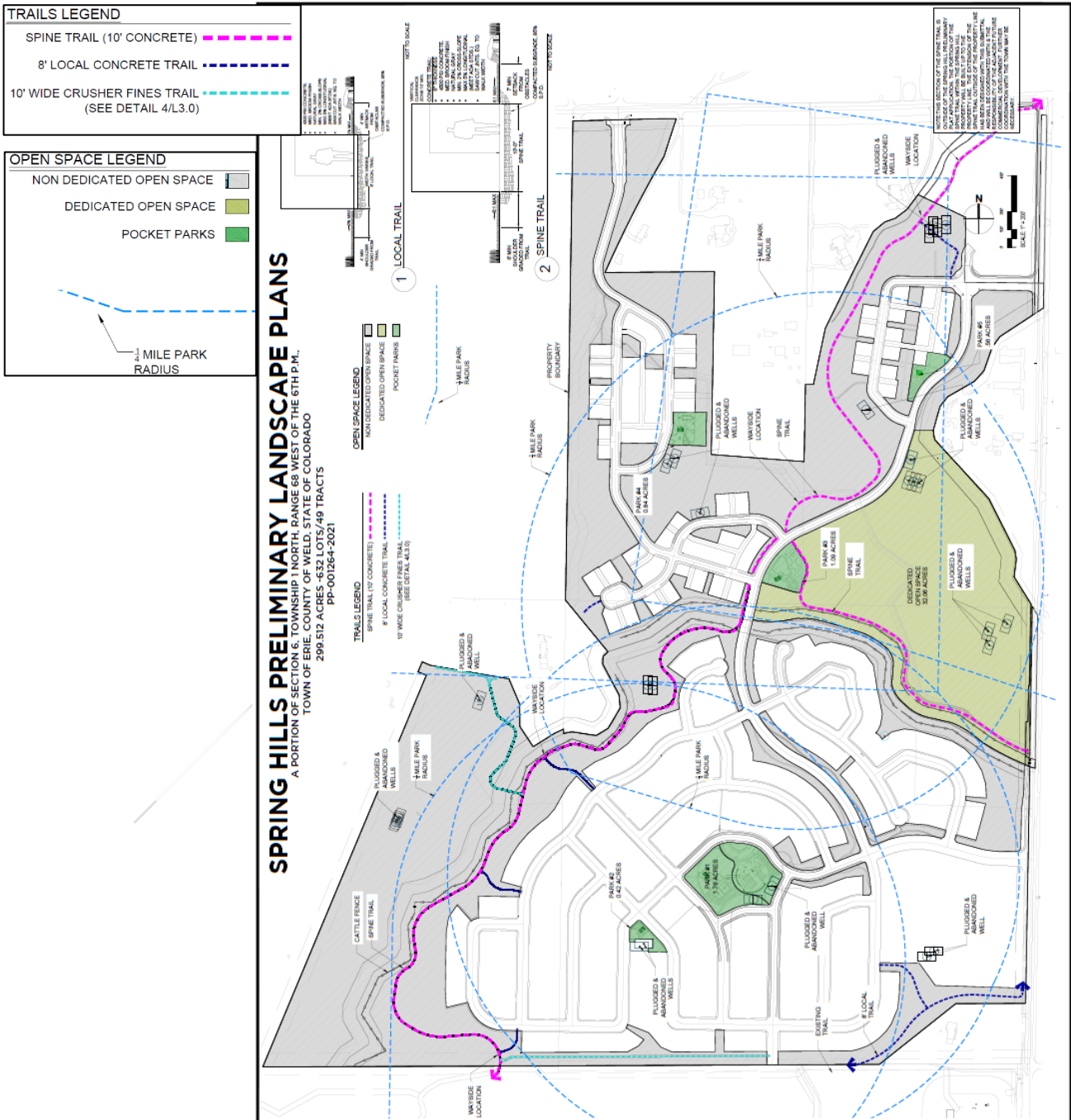
- The Spring Hill street grid is planned to connect to the Morgan Hill neighborhood at Miranda Road.

Parks, Open Space, and Trails:

The Preliminary Plat includes trail connections and public open space dedications and pocket parks dedications. Fee-in-lieu will also be collected for the Neighborhood Parks requirements as well as impact fees for the Community Parks requirements. The proposal includes new trail connections through the development. Spine trail is shown in pink, and additional local trail connections are shown in dark blue and teal.

Park and Open Space Dedication Requirements

Type	Required	Provided
Pocket Parks (.5 ac/1000 residents)	0.83 acres	3.99 acres
Neighborhood Parks (3 ac/1000 residents)	4.97 acres	Fee in Lieu
Community Parks (5 ac/1000 residents)	8.29 acres	Collected via Impact Fees
Open Space (17 ac/1000 residents)	28.2 acres	35.16 acres



Natural Areas and Tree Inventory:

The Preliminary Plat application included a Threatened-Endangered Species and General Wildlife Screening. This report did not locate any threatened or endangered species or endangered habitat in the project area. The report did note that it was likely that migratory birds and raptors use the area during certain times of the year. Most of the existing wetland area is dedicated open space in the Preliminary Plat. Areas around the irrigation ditches would remain undeveloped, preserving key habitat areas.

The Tree Inventory noted hundreds of existing trees in the project area, 445 of which are in good health. However, Russian Olive trees account for more than 85% of these trees. Russian Olives are a thorny invasive and noxious species in Colorado that threaten wetland areas by outcompeting native species and consuming large amounts of water. These are not recommended for retention. The Preliminary Landscape plans note healthy trees for retention and mitigation and replacement of those removed. The Tree Inventory and Preliminary Landscape plans together satisfy the 'Native and specimen tree and vegetation survey and protection plan' required by code.

Drainage and Stormwater:

The applicant submitted a Phase II drainage study with this Preliminary Plat application. Final Phase III drainage plans will be reviewed with the Final Plat. The applicant has coordinated extensively with CDOT, Town, and other interested agencies to determine the best course forward for stormwater drainage. The plan calls for a series of stormwater detention areas throughout the development which all flow northwards, where a channel will take water through a culvert under Highway 52 and through a private property on the north side of Highway 52.

Fire Protection:

Mountain View Fire Protection District (MVFR) provides fire and emergency medical services. The project area is closest to Station 8, at 400 Bonanza Drive. MVFR is a referral partner on development review applications and would continue to be involved in the review of this project moving forward.

Police Services:

The Erie Police Department will provide and plan for service to the property.

Schools:

This project falls within the SVVSD boundary. This project will dedicate just over 10 acres to the school district for future school construction. Dedication would occur at the time of Final Plat, once property lines have been established.

SVVSD plans to construct a new elementary school in Colliers Hill, which would alleviate pressure on existing elementary schools and free up space for future students from Spring Hill. Additionally, the new high school under construction in Frederick will help alleviate overcrowding at Erie High School.

The land dedication proposed for SVVSD would allow the district to use this land

dedication for a future elementary school, though there are no imminent plans to build the school right now.

CAPACITY INFORMATION						
School Level	Current Capacity		With Project Impact			
	Building Capacity	Actual Enrollment Oct-24	Proposed Development Impact	2025-26	2026-27	2027-28
Elementary	539	436	126	348	378	415
Middle (SH 6-8)	810	763	58	777	811	847
High (EHS)	1456	1728	62	1815	1874	1925
Total	2496	2927	246	2940	3063	3187

Utilities:

The Town of Erie would provide both water and wastewater services to the property. The utility service provider for the property is Xcel Energy for gas and electric, Century Link Communications for telephone services and Comcast for cable television. Utility easements for these providers will be established at the time of Final Plat but are adequately shown on the Preliminary Plat.

Oil & Gas Facilities:

There are several plugged & abandoned oil and gas facilities within the overall project area. The applicant originally submitted this Preliminary Plat application in 2021, under the Town’s old setback requirements which mandated a 25’ setback from plugged & abandoned facilities. Legally, the applicant is obliged to comply with the regulations that were in place at the time when the application is first filed. The proposed Preliminary Plat accommodates the required 25’ setback but in many cases provides a greater setback because most of the facilities occur in open space areas that will not be disturbed by development.

Soils and Geology:

The Geotechnical Report examined potential geological risks in the area. The report found no evidence of undermining, consistent with Town records related to historic mining extents.

There are soft and loose soils, as well as shallow groundwater in some locations within the Spring Hill project area. The report indicates specific excavation techniques and limiting basements or basement depths in some areas may be necessary. These aspects will need further evaluation at future project stages to determine what mitigation will be necessary.

Environmental Hazards:

The Environmental assessment notes impacts from the oil and gas facilities that previously operated in the northeast, near a former well. The applicant adjusted site layout accordingly. Existing soil and groundwater contamination is not expected to migrate towards the development area. The applicant is aware of this finding and is working with the Colorado Oil and Gas Conservation Commission (COGCC) to clean up and mitigate impacts.

Remediation will to be complete prior to Final Plat approval.



Cultural Resources:

The Cultural Resources Report noted the importance of the irrigation ditches as contributing to the existing rural/agricultural character of the area. It notes that the proposal mitigates impacts by preserving ditches and adjacent areas as open space.

STAFF REVIEW AND ANALYSIS

Staff finds the application is consistent with the Preliminary Plat approval criteria in the UDC, Section 10.7.7.D.2, as outlined below.

- a. The subdivision is generally consistent with the Town's Comprehensive Master Plan.

Staff: The subdivision is generally consistent with the Comprehensive Plan. The proposed Preliminary Plat meets the intent of the Residential-Low land use designations in overall density and provides a range of housing types.

- b. The subdivision is generally consistent with and implements the intent of the specific zoning district in which it is located.

Staff: The proposal is consistent with the Spring Hill PD in terms of uses, lot dimensions, layout, open space and parks, and circulation.

- c. The general layout of lots, streets, driveways, utilities, drainage facilities, and other services within the proposed subdivision is designed to meet the Town's standards related to health and safety and in a way that minimizes the amount of land disturbance, maximizes the amount of open space in the development, preserves existing trees/vegetation and riparian areas, protects critical wildlife habitat, and otherwise accomplishes the purposes and intent of this UDC.

Staff: The Preliminary Plat meets the applicable Town standards. High value wetland and open space areas will remain undeveloped under the development plan. Lots and streets are arranged in a layout that will allow a Final Plat to meet the Town's design criteria.

- d. The subdivision complies with all applicable use, development, and design standards set forth in Chapters 3, 5 and 6 of this UDC that have not otherwise been modified or waived pursuant to this Chapter or this UDC. Applicants shall refer to the Development Standards in Chapter 5 of this UDC and shall consider them in the layout of the subdivision in order to avoid creating lots or patterns of lots in the subdivision that will make compliance with such development and design standards difficult or infeasible.

Staff: The design of the Preliminary Plat considers applicable use, development, and design standards of Chapters 3, 5, and 6 of the Code. The layout and design of the subdivision is appropriate and consistent with the general provisions of the UDC. Streets and trail connections are appropriate and will benefit future residents and provide continuity to external developments and trails. Utility easements are provided on the Preliminary Plat. Appropriate provisions are in place for storm water, water, and wastewater lines.

- e. The subdivision complies with all applicable regulations, standards, requirements, or plans of the Federal or State governments and other relevant jurisdictions, including but not limited to wetlands, water quality, erosion control, and wastewater regulations.

Staff: Significant adverse impacts are not anticipated. The site is not impacted by a designated floodplain. Provisions are in place to protect existing wetlands, water quality, erosion control, and wastewater. Appropriate studies were reviewed and no concerns are outstanding. Construction documents as part of the Final Plat process will require Best Management Practices (BMP's) for water quality, stormwater management and erosion control in accordance with the Town of Erie - Standards and Specifications for Design and Construction of Public Improvements.

- f. The subdivision will not result in significant adverse impacts on the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated.

Staff: All new developments have impacts on the natural environment. This subdivision is not anticipated to create any significant or unmitigated adverse impacts on the environment. Appropriate studies were reviewed and no concerns are outstanding. The plan calls for setting aside wetland areas and existing irrigation ditches to retain habitat and vegetation.

- g. The subdivision shall be integrated and connected, where appropriate, with adjacent development through street connections, sidewalks, trails, and similar features.

Staff: Pedestrian and vehicular access is adequately provided throughout the subdivision. Sidewalk and trail connections are provided at key locations and extend the Spine Trail and to Morgan Hill to the south.

- h. The subdivision will not result in significant adverse impacts on adjacent properties, or such impacts will be substantially mitigated.

Staff: Significant adverse impacts are not anticipated. As part of the Preliminary Plat review, drainage and erosion, traffic impact, environmental, and cultural studies were reviewed. All oil and gas facilities are now plugged and abandoned, and additional cleanup/mitigation in one specific location will be completed in the future.

- i. Adequate and sufficient public safety, transportation, utility facilities and services, recreation facilities, parks, and schools are available to serve the subject property, while maintaining sufficient levels of service to existing development.

Staff: Adequate services and facilities currently exist or will be enhanced by the Preliminary Plat that will provide service to the development, adjacent neighborhoods, and the community at large. The school district is supportive of the plan to dedicate the new school site for future needs.

- j. As applicable, the proposed phasing plan for development of the subdivision is rational in terms of available infrastructure capacity.

Staff: A phasing plan is not contemplated for the Preliminary Plat. A Development Agreement between the applicant and the Town will be reviewed by the Town Council as part of Final Plat approvals which may include a phasing plan.

NEIGHBORHOOD MEETING

This application is subject to the rules that were in place when the applicant originally submitted. Thus, the Town's more recent requirement that neighborhood meetings take place no more than six months prior to the first public hearing does not apply.

However, the applicant has maintained contact with individual neighbors throughout the process and has also held three formal neighborhood meetings as well as a site tour. The applicant's outreach efforts are summarized and provided as an attachment. Staff find that the applicant has met the neighborhood meeting requirement.

- October 11, 2021 – Initial virtual neighborhood meeting
- October 17, 2021 – Follow up conference call, with additional correspondence with property owners through
- January 4, 2022 – Neighborhood meeting
- January 13, 2022 – On-site meeting with some adjacent property owners
- January 25, 2022 – Neighborhood meeting
- March 2, 2026 – Neighborhood meeting

PUBLIC NOTICE

Notice of this Public Hearing has been provided as follows:

Published in the Colorado Hometown Weekly: 3/11/26

Property Posted: 3/13/26

Letters to adjacent property owners within 500': 3/13/26